



**CITY OF ROCKLIN**  
**MINUTES OF**  
**REGULAR MEETINGS**  
**OF THE**  
**ROCKLIN CITY COUNCIL**  
**AND**  
**ROCKLIN REDEVELOPMENT AGENCY**

**MARCH 22, 1995**

**TIME: 7:30 P.M.**  
**www.ci.rocklin.ca.us**

**PLACE: Council Chambers**  
**3970 Rocklin Road**

---

1. The Regular Meetings of the Rocklin City Council and the Rocklin Redevelopment Agency convened at 7:30 p.m. Mayor/Chairman Hill presiding.

2. Mayor Peter Hill led the Pledge of Allegiance.

3. Roll Call:

Councilmembers: George Magnuson, Kathy Lund, Brett Storey, Ken Yorde, Mayor Peter Hill

Agency Members: Mr. Magnuson, Mrs. Lund, Mr. Storey, Mr. Yorde, Chairman Hill

City Personnel: Carlos Urrutia, City Manager  
Rob Braulik, Assistant City Manager  
Judy LaPorte, Director of Admin Services  
Russell Hildebrand, City Attorney  
Bart Petitclerc, Deputy Fire Marshal  
Pete Guisasola, Chief Building Inspector  
Larry Wing, Engineering Services Manager  
Mark Siemens, Chief of Police  
Bill Mikesell, Fire Chief  
Gary Cook, I.S. Manager  
Terry Richardson  
Several Police Officers & Fire Dept. Personnel  
Lilly Sifuentes, Administrative Clerk

Agency Personnel: Carlos Urrutia, Executive Director  
Russell Hildebrand, General Counsel  
Judy LaPorte, Finance Officer

Commissioners: None.

AGENDA REVIEW:

4. Agenda Modifications: None

CONSENT CALENDAR:

5. Continued from 3/8/05 – City Council & Redevelopment Agency Meeting  
Minutes of 2/22/05

Council continued this item to April 12, 2005.

6. Second Reading & Publication – Ordinance No. 893 of the City Council of the City of Rocklin Adopting Article VII of Chapter 3.16 Public Facilities Impact Fees of the Rocklin Municipal Code Establishing an Impact Fee for All New Development Within the City of Rocklin
7. Resolution No. 2005-67 of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 1 (21<sup>st</sup> Annexation) and to Authorize the Levy of Special Taxes Therein (Whitney Ranch)
8. Resolution No. 2005-68 of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 5 (12<sup>th</sup> Annexation) and to Authorize the Levy of Special Taxes Therein (Whitney Ranch)
9. Resolution No. 2005-69 of the City Council of the City of Rocklin Stating Its Intention to Annex Territory to Rocklin Landscaping and Lighting Maintenance District No. 2 (Whitney Ranch Phase 1, A Portion of SD-2003-04)
10. Resolution No. 2005-70 of the City Council of the City of Rocklin Approving Engineer's Report and Authorizing the Levy of an Assessment Within Zone of Benefit 58 of Rocklin Landscaping and Lighting District No. 2 and Submitting the Levy of Assessment to the Qualified Electors (Whitney Ranch Phase 1, A Portion of SD-2003-04)
12. Resolution No. 2995-71 of the City Council of the City of Rocklin Consenting To and Directing Recordation of an Irrevocable Offer of Dedication (Charles M. Gracey II & Charles M. Gracey III – Lot 6 of Atherton Tech Center (Book O of Maps, Page 45))
13. Resolution No. 2005-72 of the City Council of the City of Rocklin Declaring April 25 through May 1, 2005, West Nile Virus and Mosquito & Vector Control Awareness Week
14. Resolution No. 2005-73 of the City Council of the City of Rocklin Approving a Notice of Exemption (Slurry Seal and Overlay Project – Fairway Heights)
15. Resolution No. 2005-74 of the City Council of the City of Rocklin Approving Plans and Specifications, Fixing Liquidated Damages, Setting City Manager Change Order Authority, and Calling for Sealed Proposals for Slurry Seal and Overlay Project - Fairway Heights

16. Resolution No. 2005-75 of the City Council of the City of Rocklin Approving a Notice of Exemption (Slurry Seal and Overlay Project – South Whitney Area)
17. Resolution No. 2005-76 of the City Council of the City of Rocklin Approving Plans and Specifications, Fixing Liquidated Damages, Setting City Manager Change Order Authority, and Calling for Sealed Proposals for Slurry Seal and Overlay Project – South Whitney Area
18. Resolution No. 2005-77 of the City Council of the City of Rocklin Authorizing the City Manager to Call for Bids for Weed Abatement Services
19. Resolution No. 2005-78 of the City Council of the City of Rocklin Adopting Standards for Maintenance of Vacant Parcels
20. Resolution No. 2005-79 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Consultant Services Agreement with Rock Creek Consulting (Rock Creek Consulting/Data Migration Project)
21. Resolution No. 2005-80 of the City Council of the City of Rocklin Approving and Authorizing the Mayor to Execute an Employment Agreement with City Manager (City Manager/Urrutia)

Motion to approve Consent Calendar items #6 through #21, except for items #5 and #11 by Councilmember Storey, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Magnuson, Lund, Storey, Yorde, Hill
Nose:	None
Absent:	None
Abstain:	None

11. Resolution of the City Council of the City of Rocklin Ordering the Summary Vacation of a Drainage Easement on Lot 29 of the Stanford Foothills Parcel 100-Unit 2 Subdivision, Recorded on November 29, 1994 in Book S of Maps, Page 94

Larry Wing, City Engineering Manager gave the Staff Report recommending approval of the City Resolution Ordering the Summary Vacation of a Drainage Easement on Lot 29 of the Stanford Foothills Parcel 100-Unit 2 Subdivision.

Mayor Hill invited citizen comments.

Mr. Ken von Rajcs, 2402 Kali Place, addressed the Council pursuant to his request that the City abandon the easement, and also asks if the City would consider yanking out the concrete that would remain between his home and the new development. Mr. Magnuson asked if he had looked into the cost of removing the concrete and if he was willing to bear that cost. As it is, Mr. Magnuson disagrees on spending City money to make this improvement and

would vote for the abandonment but not for the cost to break it up and also makes that a motion as stated.

After much discussion, Councilmember Lund and Councilmember Storey agreed that they would like to bring the item back and get more recommendations from Staff as to the cost of draining the easement.

Motion by Councilmember Yorde for the City to break the concrete so that water can drain and not pose a mosquito problem and owner to fill it. Councilmember Lund seconded.

Discussion ensued and Mayor Hill agrees with Attorney Hildebrand to send the item back to Staff to look into the cost to break it up, haul it off, and have it filled. Mr. Yorde withdraws the motion. Mrs. Lund withdraws the second.

Item will be brought back to the next meeting, April 26, 2005, following the next scheduled meeting.

#### SPECIAL PRESENTATIONS:

22. Chief Mikesell announced the following Fire Department Promotions:  
Chad Vert promoted to Fire Engineer, after 6 years service.  
Bart Petittclerc promoted to Battalion Chief, after 9 years service

Tina Vert, with baby son and Tanya Petittclerc, with son Tyler joined the group to pin the badges and pose for group photos.

#### CITIZENS ADDRESSING THE COUNCIL:

23. Michael Murphy, 5503 Butte View Court, addressed the Council regarding a fallen fence at Stanford Ranch Rd. at the end of Stanford Village by the park. He states that he has brought this before the Council previously. The Council will have it looked into.

#### PUBLIC HEARINGS:

24. Community Facilities District No. 10 (Whitney Ranch)

- A. Resolution No. 2005-81 of the City Council of the City of Rocklin of Formation of Community Facilities District (City of Rocklin Community Facilities District No. 10 (Whitney Ranch))

Presented by City Manager explaining that Exhibit B (Blue) Cost Estimate of \$60 million describes the costs of these tax liens and that the proceeds would be

allocated to improvements at Whitney Ranch, since the taxes are imposed only to Whitney Ranch.

Mr. Michael Murphy, 5503 Butte View Ct. asked the Council what this tax is for and Carlos gave a brief explanation of the tax for facilities for the Whitney Ranch District, which is why they are being taxed and why the tax will benefit those being taxed.

Councilman Storey acknowledged Kyle Masters of Newland Communities and expressed appreciation for the work and cooperation they have done on the schools as promised.

- B. Resolution No. 2005-82 of the City Council of the City of Rocklin Determining Necessity to Incur Bonded Indebtedness within Community Facilities District (City of Rocklin Community Facilities District No. 10 (Whitney Ranch))
- C. Resolution Bi, 2005-83 of the City Council of the City of Rocklin Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien (City of Rocklin Community Facilities District No. 10 (Whitney Ranch ))

Motion to approve Item 24A, B, and C by Councilmember Lund, seconded by Councilmember Yorde. Motion passed by the following roll call vote:

Ayes:	Magnuson, Lund, Storey, Yorde, Hill
Noes:	None
Absent:	None
Abstain:	None

- D. Resolution No. 2005-84 of the City Council of the City of Rocklin Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien (City of Rocklin Community Facilities District No. 10 (Whitney Ranch))

The results of the Special Election and Directing Recording of Notice of Special Tax Lien (City of Rocklin Community Facilities District No. 10 (Whitney Ranch)) were read into the record as follows:

Yes votes: 1,121  
No votes:

Motion to approve by Councilmember Magnuson. Seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Magnuson, Yorde, Storey, Magnuson, Hill
Noes:	None
Absent:	None

Abstain:       None

- E.     First Reading & Publication – Ordinance No. 895 of the City Council of the City of Rocklin Levying Special Taxes within Community Facilities District (Community Facilities District No. 10 (Whitney Ranch))

Motion to Read By Title Only by Councilmember Lund, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes:           Lund, Magnuson, Storey, Yorde, Hill

Noes:           None

Absent:         None

Abstain:       None

- F.     Resolution of the City Council of the City of Rocklin Authorizing the Issuance of Special Tax Bonds and Directing Related Actions (Community Facilities District No. 10 (Whitney Ranch))

Motion to approve by Councilmember Magnuson, seconded by Councilmember Lund.

Bond Counsel Steve Casaleggio requested that this item be continued to April 26, 2005. Motion and second withdrawn and item continued to April 26, 2005.

25.    Resolution No. 2005-85 of the City Council of the City of Rocklin Authorizing the City to Join the Statewide Community Infrastructure Program and Authorizing the California Statewide Communities Development Authority to Accept Applications from Property Owners, Conduct Special Assessment Proceedings and Levy Assessments within the Territory of the City of Rocklin and Authorizing Related Actions

Mayor Hill declared an Open Hearing. Presentation was made by Assistant City Manager Rob Braulik recommending approval of the City's participation in the CSCDA, which the City joined in 1999 and includes neighboring cities of Roseville, Auburn and Lincoln. More details are included in the Staff Report.

Motion to approve by Councilmember Magnuson, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes:           Magnuson, Lund, Storey, Yorde, Hill

Noes:           None

Absent:         None

Abstain:       None

ORDINANCES:

26. Second Reading & Publication – Ordinance No. 894 of the City Council of the City of Rocklin Approving a General Development Plan for the Property Located South of the Intersection of China Garden Road and Monument Springs Drive that also Changes the PD Zoning from 4.5 Units/Acre (PD-4.5) to Business Professional (PD-BP) and Open Area (PD-OA) (Bender Office Insurance Building/PDG-2004-04)

Motion to approve by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Magnuson, Storey, Hill
Noes:	Lund, Yorde
Absent:	None
Abstain:	None

REPORTS FROM CITY OFFICIALS:

27. Selection of Date for Budget Workshop - The date is May 23, which will be an all day event that will be open to the Public. Each department's budget will be posted and available for discussion.
28. RIMS Sunridge Systems Contract – Chief Siemens addressed the Council requesting approval of the Modification of the Computer Upgrade Project. This upgrade will link the City with Lincoln which already using the RIMS system and will enable both cities to share data. Detailed information is included in the Staff Report.

Motion to approve by Councilmember Magnuson, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes:	Magnuson, Lund, Storey, Yorde, Hill
Noes:	None
Absent:	None
Abstain:	None

29. Digital Aerial Photography – Geographic Information System (GIS)

Gary Cook, IS Manager, did a Power Point presentation showing the differences in the clarity between pixel sizes, (2 foot, 3 inch, and 6 inch sizes). He recommends the 3 inch pixel resolution, with color photography and clarity as opposed to the current 2 foot pixel resolution. This will be able to fly over the entire city and capture finer details, including manhole covers, etc.

Motion to approve by Councilmember Lund, seconded by Councilmember Storey.  
Passed by the following roll call vote:

Ayes: Magnuson, Lund, Storey, Yorde, Hill  
Noes: None  
Absent: None  
Abstain: None

30. Action to Review and Approve a Home Owner Affordable Housing Regulatory Agreement Revising the Form Document Attached to the Developer's Regulatory Agreement (Reflections at Sierra College Subdivision)

Terry Richardson, Director of Community Development, did a recap of the Staff Report. Developers are making 5 units available within the subdivision as affordable homes. The agreement provides for a recapture of approximately \$157,000.00 (the difference between the affordable price of \$183,000 and the market-rate price of \$320,000) to the City after ten years.

Motion to approve by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Magnuson, Lund, Storey, Yorde, Hill  
Noes: None  
Absent: None  
Abstain: None

#### ANNOUNCEMENTS/BRIEF REPORTS:

31. Councilmember Lund reported on the last SACOG meeting. The budget was presented and one of the proposals was a 5% per capita increase per entity to cover the Board's expenses. Right now, SACOG's budget is looking pretty grim, as are all transportation entities. However, most of the 32-member board disagreed with the recommendation, but it is expected that there will be an increase.

Councilmember Lund asked what was the status of Sioux Street. It was stated that the High School wants to change the name of the street to "Wildcat Drive". This will be brought up at another time.

Councilmember Storey reported on LAFCO. He is an alternate on the Board at his time. However, since Executive Director Scott Finley has stepped down, he will most likely become a voting member at tomorrow's meeting and they will probably have a new Executive Director then. At this time, LAFCO has agreed to cut their expenses down by 10% to each city and county.



Councilmember Yorde and Councilmember Magnuson were in Washington requesting help with some of our projects including the Sierra College interchange, sidewalks, kids' school funding, etc. They also attended some National League of Cities seminars, and felt the Congressman to be very responsive. It was a very successful trip.

FUTURE AGENDA ITEMS:

32. None.

REDEVELOPMENT AGENCY ACTION:

33. Report from the Executive Director - No Report.
34. Resolution No. 2005-268 of the Redevelopment Agency of the City of Rocklin Approving and Authorizing the Executive Director to Execute a Consultant Services (Fraser & Associates/Rocklin Redevelopment Consulting Services and Affordable Multi-Housing Regulatory Review)

Motion to approve by Councilmember Magnuson, seconded by Councilmember Yorde.  
Passed by the following roll call vote:

Ayes:	Magnuson, Lund, Storey, Yorde, Hill
Noes:	None
Absent:	None
Abstain:	None

Mayor Hill adjourned the regular meeting to Closed Session at 8:30 p.m.

CLOSED SESSION:

35. Conference with Legal Counsel – Existing Litigation  
Under Government Code Section 54956.9 (a)  
Ruth Johanson v. City of Rocklin  
Case No. MCV 20197

Mayor Hill reconvened the regular meeting at 8:44 p.m. and stated that the City Attorney presented a settlement offer in the case of Johanson v. City of Rocklin. By unanimous 5-0 vote Council approved a settlement in the amount of \$500.00 and authorized the City Manager to execute the settlement agreement.

ADJOURNMENT:

36. Redevelopment Agency Meeting adjourned at 8:45 p.m. by Chairman Hill.  
37. City Council Meeting adjourned at 8:45 p.m. by Mayor Hill
-

Minutes taken by  
Lilly Sifuentes, Administrative Clerk

---

City Clerk

APPROVED:

---

Peter Hill, Mayor